



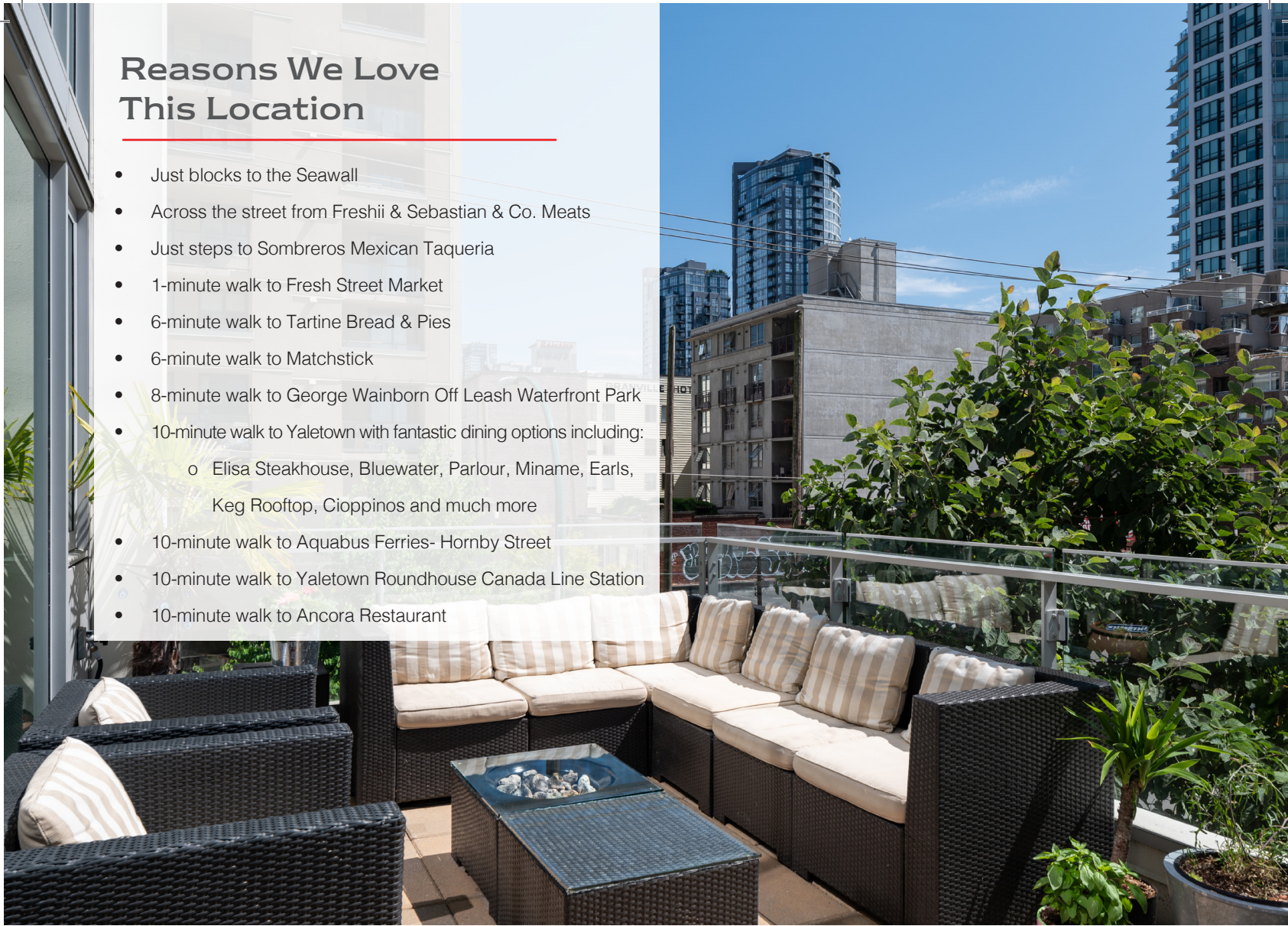
Welcome to The Maddox  
**306 - 1351 Continental Street • Vancouver, BC**

**RESIDENT EXPERTS**  
ENGEL & VÖLKERS

## Reasons We Love This Location

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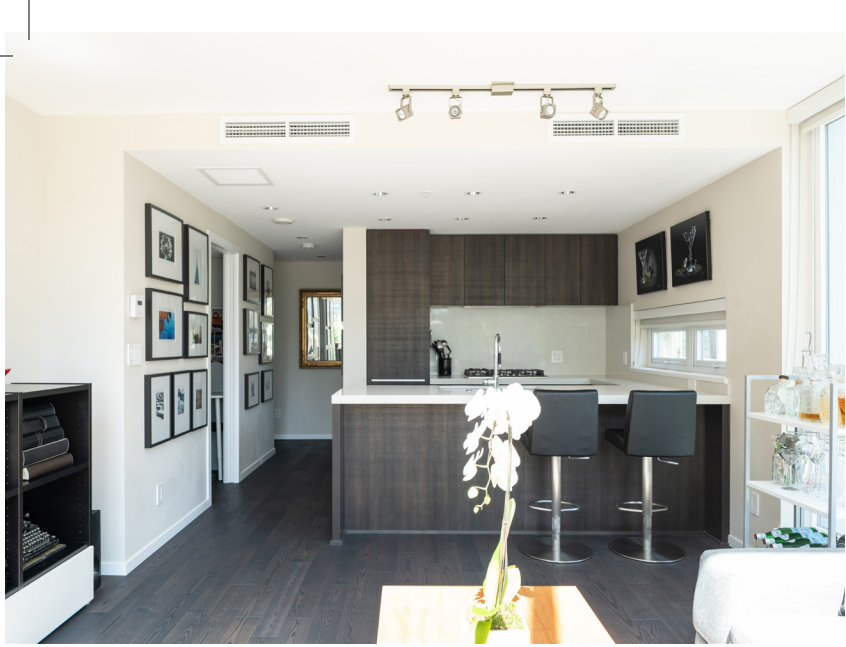
- Just blocks to the Seawall
- Across the street from Freshii & Sebastian & Co. Meats
- Just steps to Sombreros Mexican Taqueria
- 1-minute walk to Fresh Street Market
- 6-minute walk to Tartine Bread & Pies
- 6-minute walk to Matchstick
- 8-minute walk to George Wainborn Off Leash Waterfront Park
- 10-minute walk to Yaletown with fantastic dining options including:
  - Elisa Steakhouse, Bluewater, Parlour, Miname, Earls, Keg Rooftop, Cioppinos and much more
- 10-minute walk to Aquabus Ferries- Hornby Street
- 10-minute walk to Yaletown Roundhouse Canada Line Station
- 10-minute walk to Ancora Restaurant



## Key Facts & Features

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- Price: \$1,169,000
- Bedrooms: 2 Bed & Den
- Bathrooms: 2
- Home Size: 996 Sq.Ft.
- Built: 2014
- Taxes (2021): \$2,998.48
- Unique 2-Level Home
- Expansive Sun-Drenched Balcony
- Maintenance Fees: \$683.63
- 1 Parking Space
- 1 Storage Locker
- Pets and Rentals Allowed With Restrictions
- Neighbourhood: Downtown VW
- School Catchment:
  - Elementary (K-7): Elsie Rose Elementary
  - Secondary (8-12): King George Secondary
  - French Immersion (Late): General Gordon Elementary
  - French Immersion (Secondary): Kitsilano Secondary

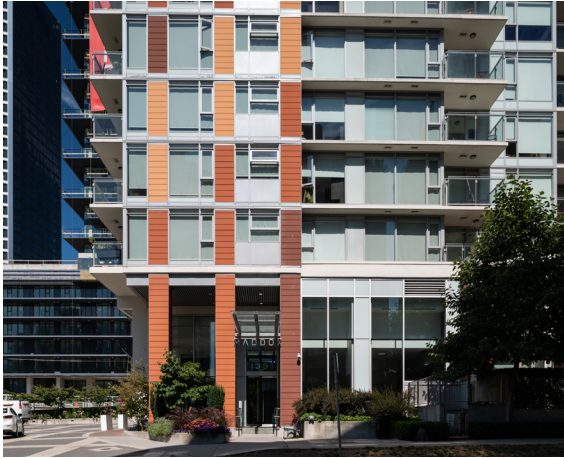


## Luxury Loft Living

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Yaletown luxury loft living at its finest! Welcome to The Maddox, built by reputable Cressey Developments. Enjoy open concept, loft-style living in this bright and spacious 2 bed + den & 2 bath corner unit home with expansive, 17-foot ceilings in the living / dining area. You will truly appreciate the double height, floor to ceiling windows giving an abundance of natural light in the home. On the first level, find the kitchen which includes premium finishing's and European appliances. The den is located across from the kitchen area which conveniently includes a built-in desk for your home office needs and space for a large pantry and wine fridge. Entertain both friends and family in your spacious living/dining area and walk-out, sun-drenched patio. The patio provides plenty of space for all your outdoor furniture and has a designated BBQ area. On the top floor you will find the master bedroom which includes a generous walk-in closet and 4-piece ensuite. The second bedroom is open to the floor below, allowing extra natural light and beautiful outlooks to be enjoyed. All those windows are a true luxury, but an even greater luxury is the AC which provides endless comfort year-round. The Maddox is an impeccably maintained building which includes 24-hour concierge, fitness centre & sauna, business room, rooftop amenity room and children's playground. Walk to all the best shops and restaurants Yaletown has to offer including Miname, Elisa Steakhouse, Bluewater, Cactus Club and many more. Enjoy the convenience of living just blocks to the Seawall! Comes with 1 parking, 1 storage and in suite laundry. Don't miss the opportunity to own one of these rare loft-style homes in the iconic neighbourhood of Yaletown.

# 306 - 1351 Continental Street • Vancouver, BC



**Upper Floor - 447 sq.ft.**  
Ceiling height - 8' 0" to 8' 7"



Main Floor: 549 sq.ft.  
Upper Floor: 447 sq.ft.  
**Total Interior: 996 sq.ft.**

Balcony: 180 sq.ft.

**Main Floor - 549 sq.ft.**  
Ceiling height - 7' 5" to 17' 7"



\* Measurements are approximate, buyer to verify measurements if deemed important.



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